

Community Preservation Act Committee Proposal Request Form for FY 2016

Date:

Submitting Entity:

Contact Person: Dave Ziomek
Contact Phone: (413) 259-3122
Contact Email: ziomekd@amherstma.gov

CPA funding category

Check all that apply

- ☐ Community Housing
- ☒ Open Space
- ☐ Historic Preservation
- ☐ Recreation

Overview of Proposal: – The Town would like to assist in the preservation of approximately 66+/- acres of land for farming at 908 South East Street. The property owner has filed an application with the Agricultural Preservation Restriction (APR) Program administered by the MA Department of Agricultural Resources (MDAR). In supporting preservation of important farmland the APR program requires local funding be provided as a match to state funding. The state has indicated they are willing to fund \$250,000 towards the preservation of this land with a local match of \$50,000. This land is important for preservation as valuable farmland and includes many other natural and community resources including the Hop Brook, vicinity to the Norwottuck Rail Trail, land mapped for endangered species, wetlands and areas protected as a medium yield aquifer.

Describe how your request meets the CPA criteria:

1. Description of funding needed including:
 - a. Documentation of cost estimates:

Item	Amount
Farmland Preservation	\$ 300,000.00
APR Program Contribution	\$ <u>250,000.00</u>
CPA fund request	\$ 50,000.00

- b. Other sources of funding, e.g., grants, self-funding, fund-raising:

The APR program will provide \$250,000 to preserve the property as farmland.

- c. Timeline on how CPA funds, if awarded, would be spent including over multiple years:

The Town would like to use CPA funds and work with the state APR program to preserve the land in 2015.

2. Urgency of the Project, if any:

The property owner has submitted an application with the state APR program which would be greatly enhanced by the addition of local matching funds. A large portion of the property along Southeast St. is developable and has a high fair market value.

3. Estimated timeline from receipt of funds to Project completion:

Approximately one year.

4. Acquisition or preservation of threatened resources:

In addition to being valuable farmland, a number of other natural resources are found on the property including wetlands, the Hop Brook, land mapped as habitat for endangered species, and protected flood zone and medium yield aquifer areas. Portions of the property are mapped as BioMap2 Core Habitat and Critical Natural Landscape. The property is bounded to the east by the Norwottuck Rail Trail and the Arnold Kenseth Trail (a local Town maintained trail) runs through the southern portion of the parcel. Preservation of this land would complete a contiguous section of land running north/south along the eastern side of Southeast St. including APR land abutting the parcel to the north and west, conservation land currently used for horse farming to the south, and conservation land to the northeast.

5. Population(s) to be served by the Project:

The Norwottuck Rail Trail which runs along the eastern boundary of the property is an extremely well utilized resource for walking, biking, bird watching, roller blading, etc. In addition, two local trails are located in the vicinity of this land, the Arnold Kenseth Trail and the K.C. trail. Preserving this land for farming ensures that the views enjoyed by hikers and others along these trails will not be taken away through development.

6. How will the CPA investment in your property, facility or project be maintained over time?

Through the APR program the local funding would be used to buy the development rights and put a permanent restriction on the property which would preclude any use of the property that will have a negative impact on its agricultural viability.

7. How the Project is prioritized by requesting Town committees or commissions?

The Conservation Commission recently conducted a site visit to the property, and will be discussing recommending this property for the APR program and the CPA funding for the project at its upcoming meetings in December 2015. Preservation of this land is consistent with the goals and priorities of the Town of Amherst Open Space and Recreation Plan (ORSP).

8. Other information regarding the Project deemed necessary for CPAC.

See attached property maps.

Hoerle APR: Farmland Preservation

Town of Amherst

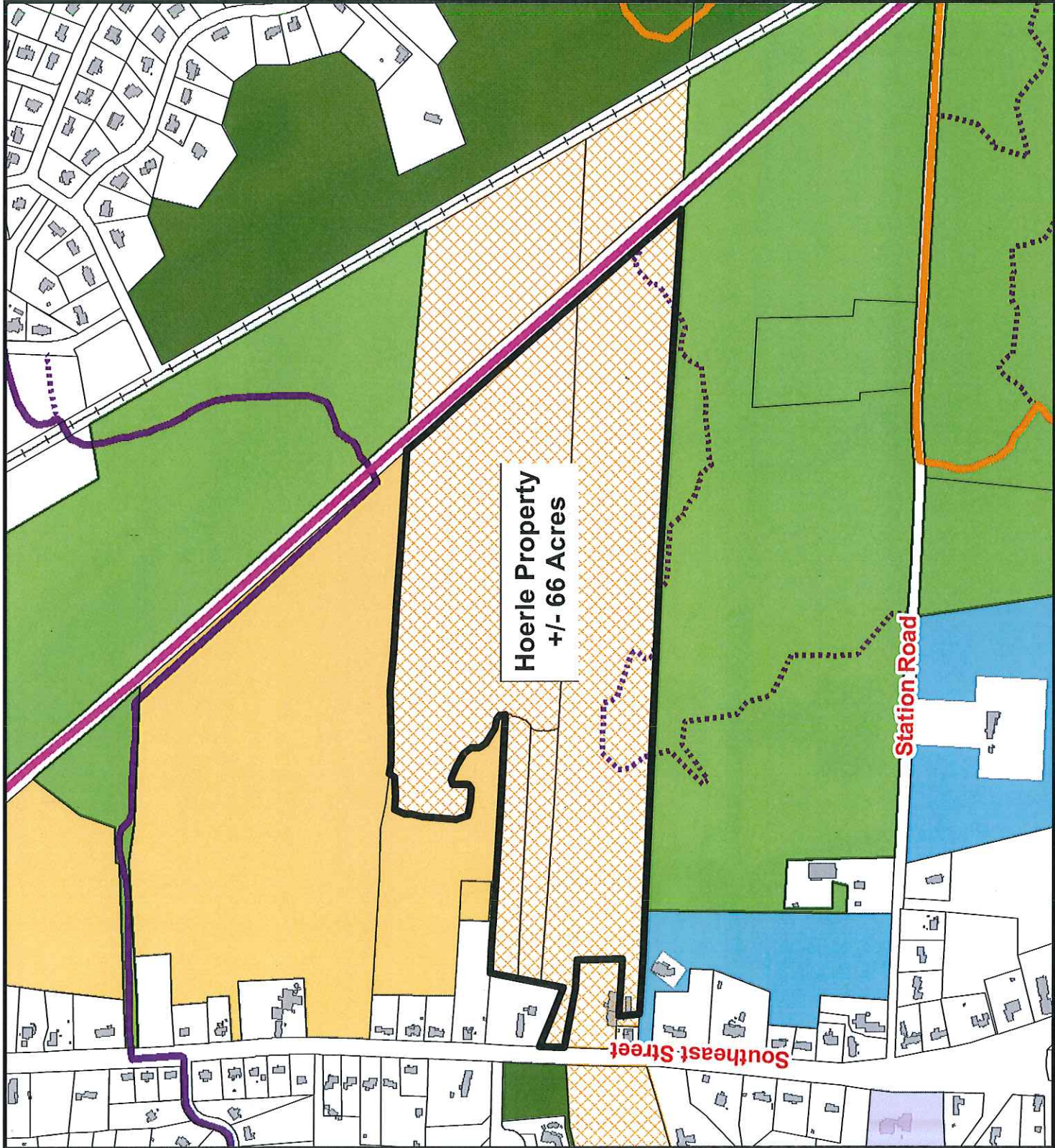


- Protected Open Space**
- Permanently Protected**
 - Town-owned
 - Conservation
 - APR Land
 - Subdivision
 - Open Space
 - Conservation Restrictions**
 - Recreation Areas
 - Temporary Protection**
 - Chapter 61A (Agriculture)
 - Major Trails**
 - K.C. Trail
 - Norwottuck Rail Trail
 - Robert Frost Trail
 - Local and Literary Trails**
 - Local and Literary Trails



Horizontal Datum: MA Stateplane Coordinate System,
Zone 4151, Datum NAD83, Feet
Planimetric base map features compiled at 1"=40'
and 1"=100' scale from April, 1999 Aerial Photography.
Base map features are not to scale. All features are
compiled from a "best" methodology to
match the base map; revisions are ongoing.
Property lines are not for conveyance purposes.
The Town of Amherst and its mapping contractors assume
no legal responsibility for the information contained here in.

0 300 600 Feet
1 inch = 600 feet



Hoerle APR: Farmland Preservation

Town of Amherst



Water Resources

Water Bodies

- Streams, Rivers, Ponds
- Wetlands
- Local Streams

MA DEP Wetland Areas

- Marsh
- Wooded Swamp

FEMA Area

- 100-Year Flood Zone

Aquifers

- Medium Yield



Horizontal Datum: MA Stateplane Coordinate System,
Zone 4101, Datum NAD83, Feet

Planimetric base map features compiled at 1"=400'
and a 100' scale from April, 1999 Aerial Photography.
Base map features were digitized from the
Aerial Photography and processed through a "best-fit" methodology to
match the base map; revisions are ongoing.
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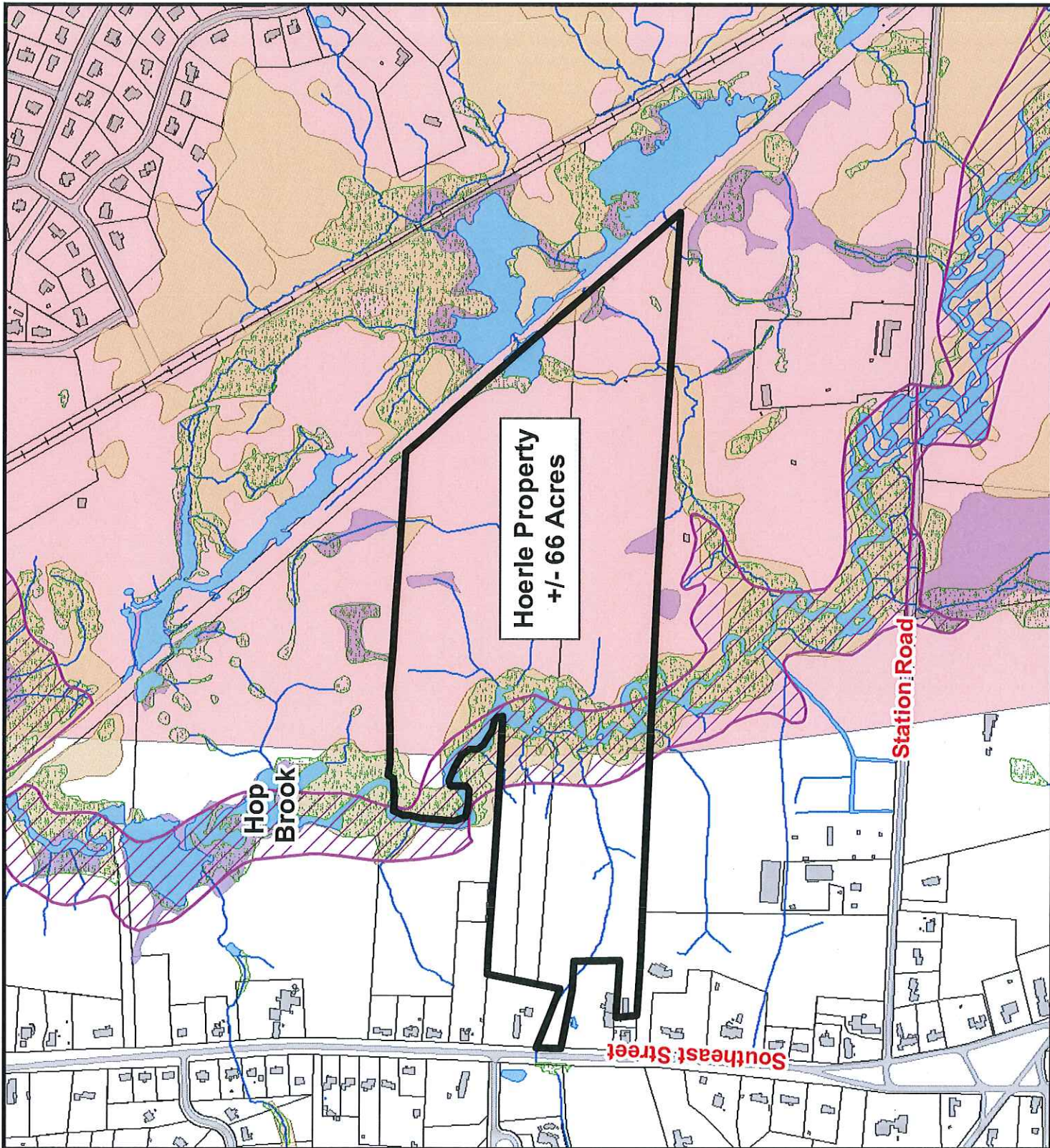
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Feet

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Hoerle APR: Farmland Preservation

Town of Amherst



BioMap 2 Habitat

- BioMap 2**
- Core Habitat
 - Critical Natural Landscape



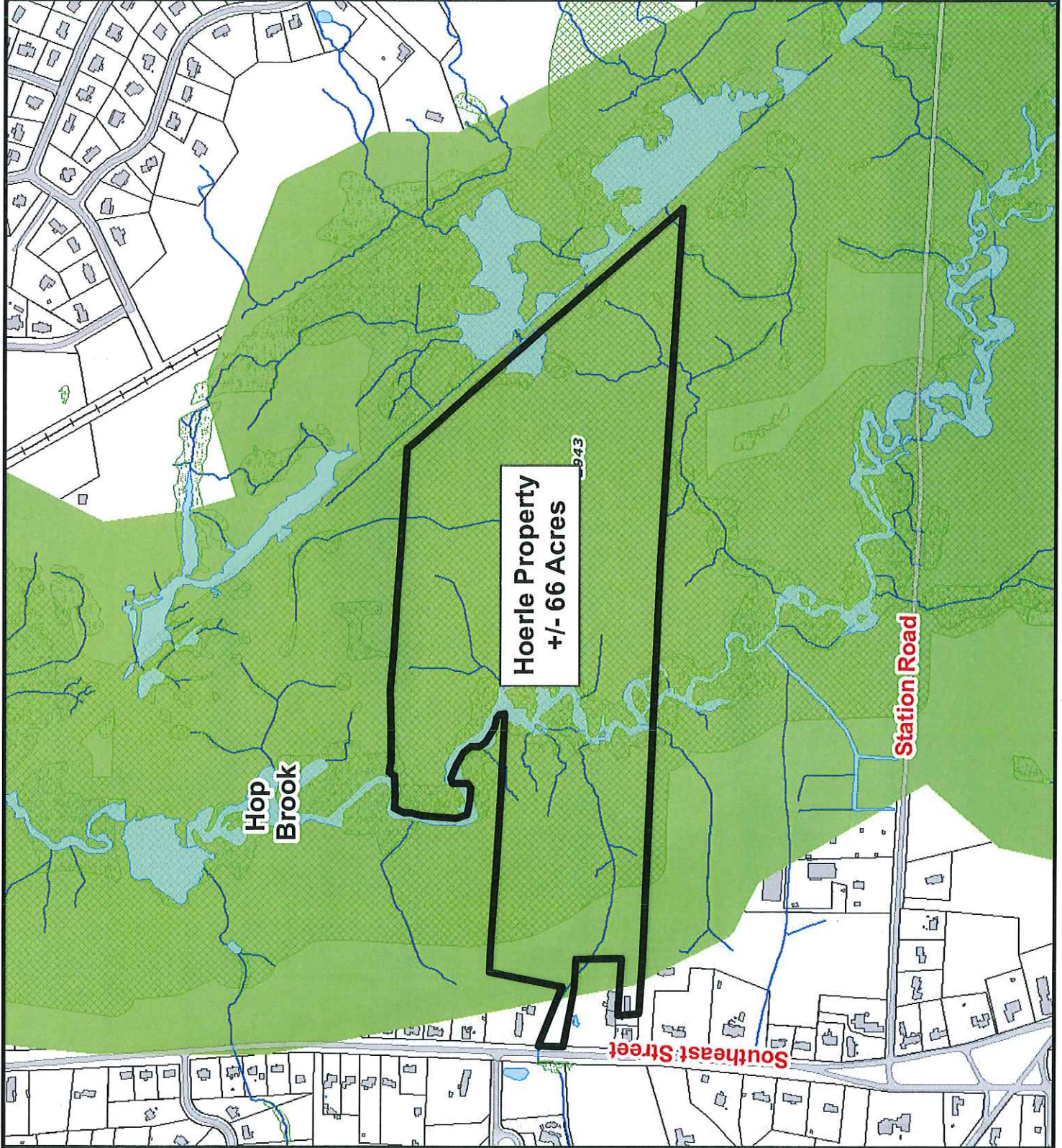
Horizontal Datum: NAD 83, State Plane Coordinate System,
Zone 41S, Datum NAD83, 1981

Planimetric base map features compiled at 1"=40'
and 1"=100' scale from April, 1999 Aerial Photography,
and 1"=40' scale from April, 1999 Aerial Photography.
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Town of Amherst



NHESP Habitat

Legend

-  NHESP Priority & Estimated
Habitat for Rare Species
-  Supporting Natural Landscape
-  Biomap Core Habitat
-  Living Waters Critical
Supporting Watersheds



Horizontal Datum: MA Stateplane Coordinate System,
Zone 4511, Datum: NAD83, Feet

Planimetric base map features compiled at 1:240' and 1:100' scale from April, 1999 Aerial Photography. All features are shown as they appear in the photograph. Property Lines are not for conveyance purposes. The Town of Amherst and its mapping contractors assume no legal responsibility for the information contained herein.

0 300 600 Feet

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